

# 36 MIDDLESEX TURNPIKE BEDFORD, MA

Lab Shell Ready  
R&D Space

GMP  
Capable



## Contact

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## Property Overview

36 Middlesex Turnpike offers a rare opportunity to lease an approximately 48,700 SF single story building in the sought-after Bedford/Burlington market. Features such as single tenant identity, 2500 amps of power, clear heights ranging from 14' to 23', dock-high loading and abundant parking make this an ideal option for a variety of life science and manufacturing uses.



## Building Specifications

	<b>Space Availability</b>	24,000 to 48,700 SF
	<b>Type</b>	Single-story flex building
	<b>Built/Renovated</b>	1961/2023
	<b>Loading</b>	Two (2) full height dock-high doors
	<b>Zoning</b>	Industrial
	<b>Bay Spacing</b>	24'x24'
	<b>Clear Height</b>	Office/Lab: 14', Manufacturing: 23'
	<b>Parking</b>	3.0 spaces:1,000 RSF (146 spaces)
	<b>Sprinkler</b>	Wet System
	<b>Construction</b>	Masonry bearing and steel columns with 4" face brick over 8" cinder block
	<b>Electrical</b>	2500AMP, 480 volt, 3 phase
	<b>HVAC</b>	Four dedicated, gas-fired rooftop units for office and one additional packaged rooftop unit dedicated for lab space (ISO7 capable) with energy recovery unit
	<b>Lab Area</b>	.20 GPM/SQFT Ordinary Hazard Group 2
	<b>Office Area</b>	.10 GPM/SQFT Ordinary Hazard Group 1





# Location, Corporate Adjacencies and Amenities



## Location Overview

36 Middlesex Turnpike is located 15 miles northwest of Boston and offers direct access to I-95 and Route 3. Situated in a growing life science and high-tech corridor, 36 Middlesex is a preeminent location for Life Science and Manufacturing companies. MassBio has identified Bedford as a "Platinum" rated "BioReady" municipality partly due to the densely populated manufacturing, R&D and executive talent located in the northern market. Located within a 3 minute drive to Burlington, 36 Middlesex is surrounded by 5 million square feet of world-class restaurants, retail and hotels.

Proximate to:
<b>80</b> Restaurants
<b>75</b> Retail Stores
<b>10</b> Hotels

<b>Route 3</b>	<b>3 min   1.5 miles</b>
<b>I-95</b>	<b>6 min   4.5 miles</b>
<b>I-93</b>	<b>12 min   10 miles</b>
<b>Boston</b>	<b>25 min   20 miles</b>
<b>Logan International Airport</b>	<b>25 min   20 miles</b>
<b>Cambridge</b>	<b>28 minutes   18 miles</b>

## Transportation & Access

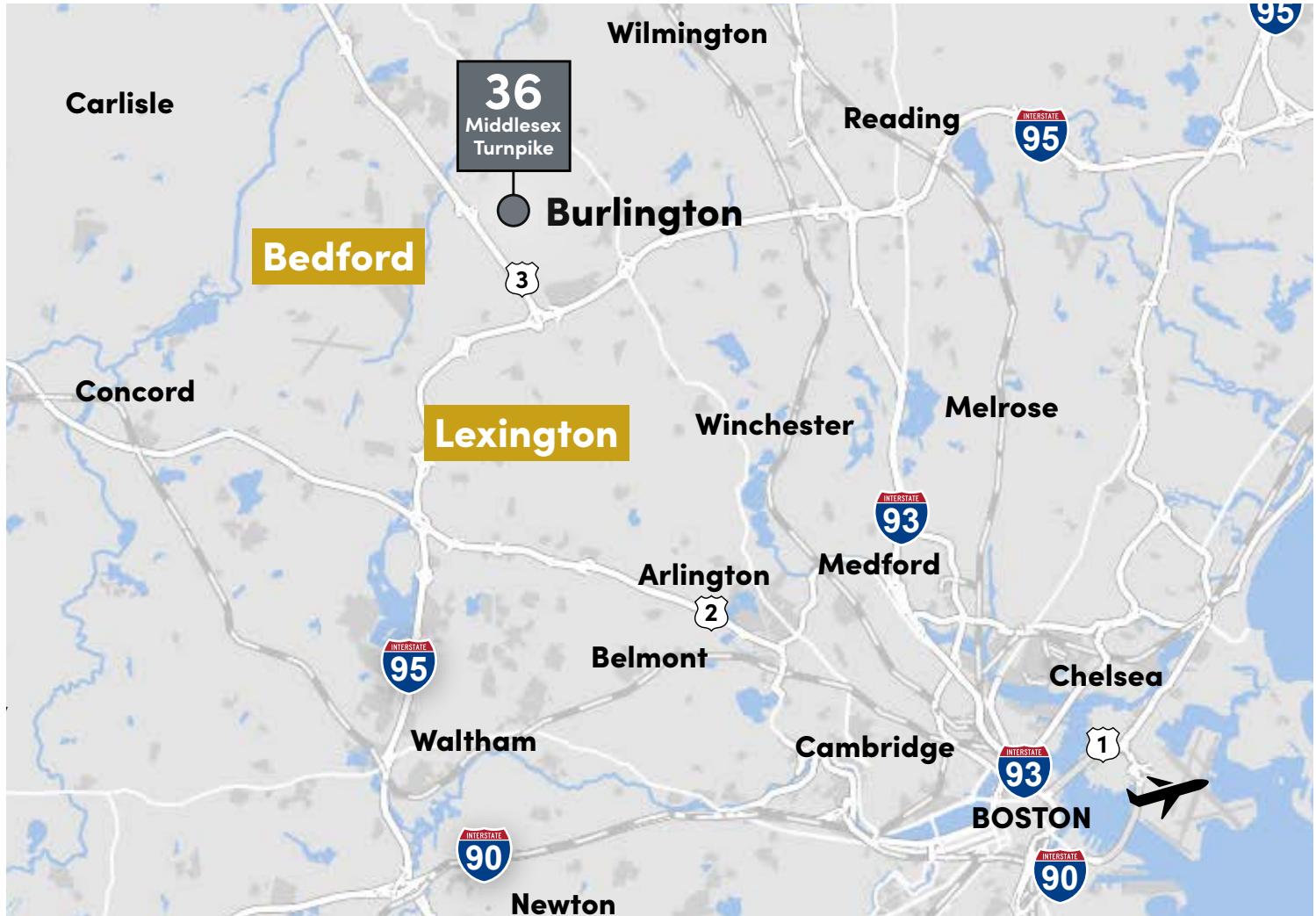
- MBTA Locations for Bus 350 & 351 Nearby
- Lowell Regional Transit Authority Bus Route 14
- MBTA commuter rail is available in nearby Concord Center and West Concord

## Corporate Companies

### Lexington



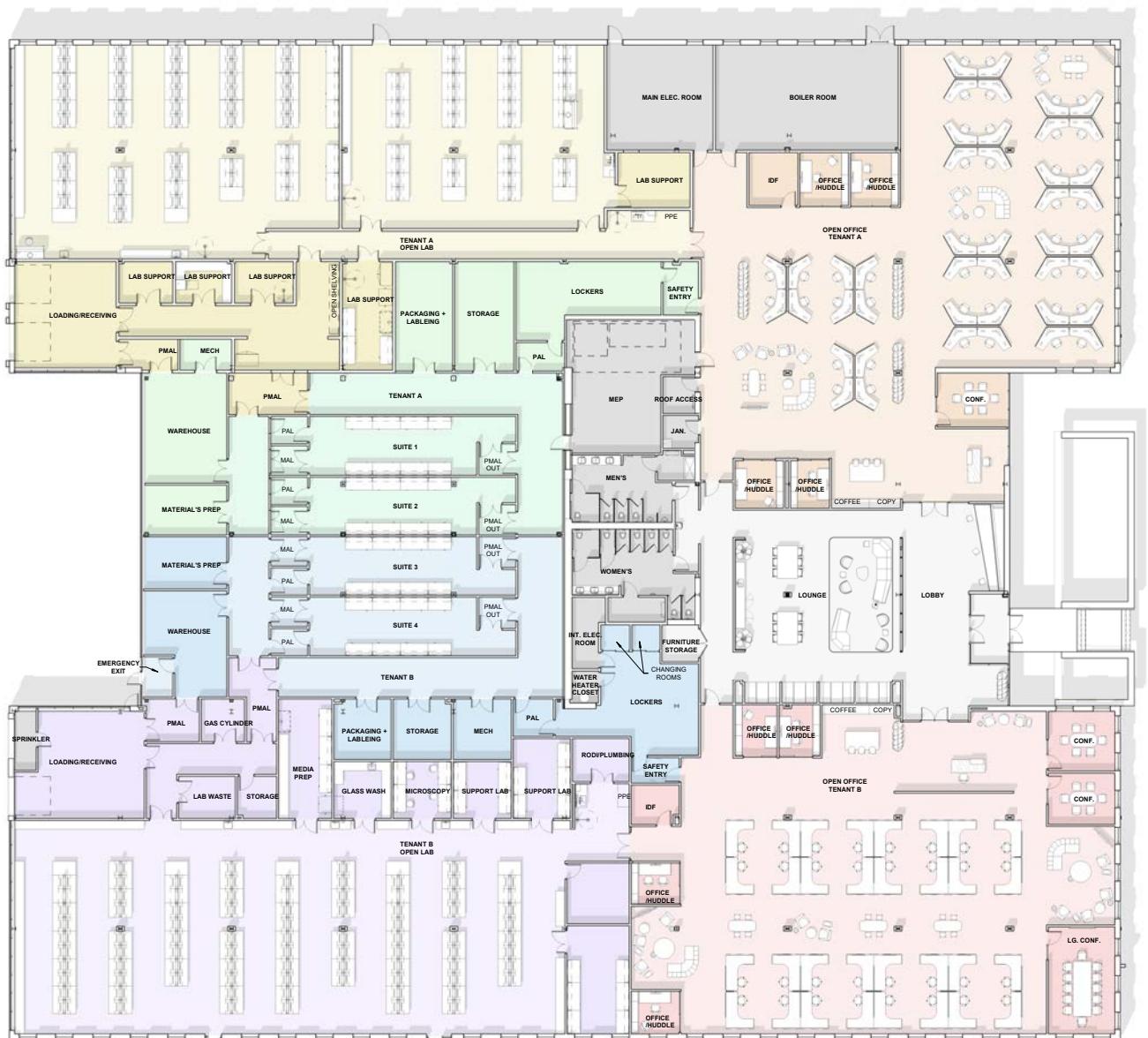
### Bedford



# Conceptual Floor Plans

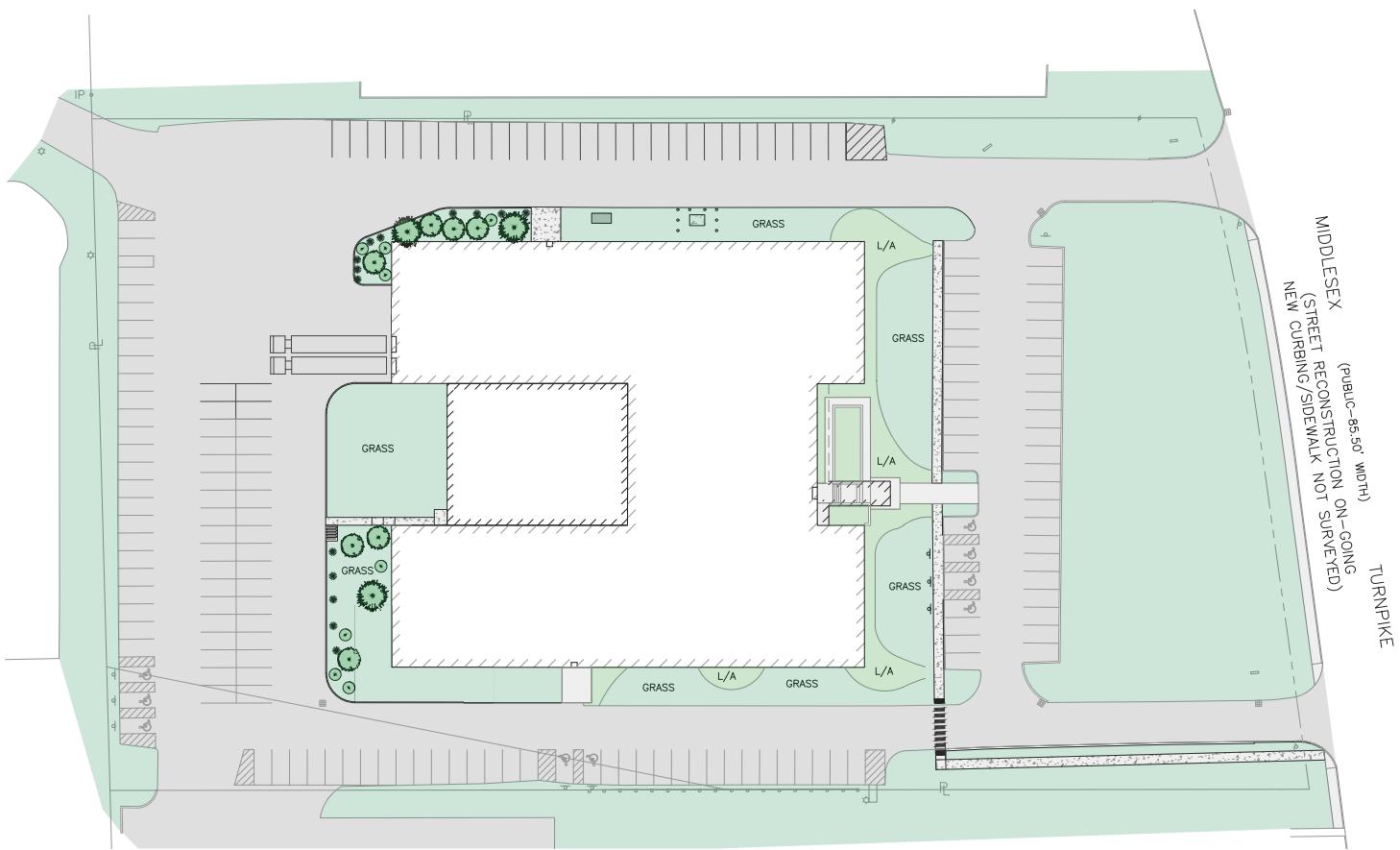


# Single Tenant



# Two Tenant

# Site Plan







# Project Team



**EQT Exeter, Developer**



**J Calnan, General Contractor**



**SCB, Architect, interior fit out**



**Maugel DeStefano Architects. Architect, core and shell**



**Howard Stein Hudson, Site/Civil Engineer**



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